

- KEY NOTES**
- 1 PAINT 4" WIDE SOLID PARKING STRIPE - WHITE
 - 2 CONSTRUCT 6" CONCRETE CURB PER CITY OF ROCKWALL STANDARD DETAIL
 - 3 CONSTRUCT HANDICAP RAMP PER TAS/ADA STANDARDS
 - 4 PAINT FIRE LANE STRIPING PER CITY OF ROCKWALL
 - 5 PAINTED CROSSWALK (SEE PLANS PREPARED BY BENKENDORFER & ASSOCIATES)

RECORD DRAWING

THIS RECORD DRAWING TO THE BEST OF OUR KNOWLEDGED BURGESS AND NIPL, INC. 3 SUGAR CREEK CENTER BOULEVARD, SUITE 610 SUGAR LAND, TEXAS 77478, HEREBY STATES THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

THOMAS A. LUNZMAN P.E. DATE: 02/08/2021

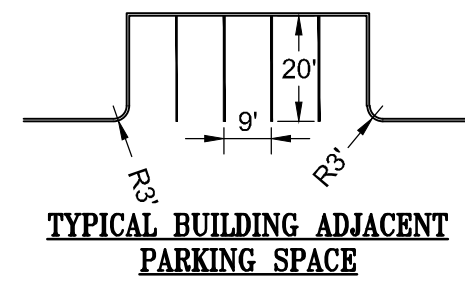
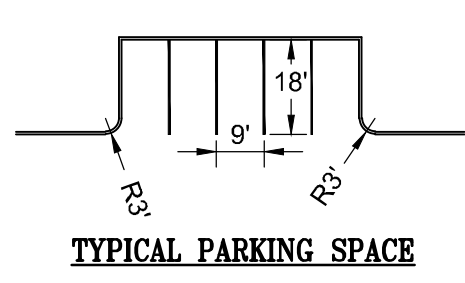
PRIVATE PAVEMENT LEGEND:

24' FIRE LANE: (±61,256.5 S.F.)
6" THICK REINFORCED CONCRETE, 6.5 SACK MINIMUM CEMENT, 3,600 PSI MINIMUM 28-DAY CONCRETE STRENGTH WITH #3 BARS AT 24" ON CENTER EACH WAY. 6" MINIMUM LIME STABILIZED SUBGRADE WITH A LIME CONTENT OF 27#/S.Y., EXTENDING 1' BEYOND THE BACK OF CURB. PER CITY OF ROCKWALL STANDARDS

TRASH COMPACTOR AREA: (±995.3 S.F.)
7" THICK REINFORCED CONCRETE, 6.5 SACK MINIMUM CEMENT, 3,600 PSI MINIMUM 28-DAY CONCRETE STRENGTH WITH #3 BARS AT 18" ON CENTER EACH WAY. 6" MINIMUM DEPTH LIME STABILIZED SUBGRADE WITH A LIME CONTENT OF 41#/S.Y., EXTENDING 1' BEYOND THE EDGE OF PAVEMENT. PER GEOTECHNICAL REPORT DATED FEBRUARY 5, 2018

LIGHT VEHICULAR/PARKING PAVEMENT AREAS: (±28,530 S.F.)
6" THICK REINFORCED CONCRETE, 5.5 SACK MINIMUM CEMENT, 3,000 PSI MINIMUM 28-DAY CONCRETE STRENGTH WITH #3 BARS AT 18" ON CENTER EACH WAY. SUBGRADE TO BE SCARIFIED 6" MINIMUM AND COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698)

SIDEWALK AREAS, 5.5 SACK MINIMUM CEMENT, 3,000 PSI PER CITY OF ROCKWALL SPECIFICATIONS



BUILDING CORNER POINT TABLE		
POINT NO.	NORTHING	EASTING
BC:1	7022532.06	2596541.83
BC:2	7022788.60	2596791.09
BC:3	7022554.21	2597032.37
BC:4	7022297.65	2596783.13
BC:5	7022545.40	2596668.33
BC:6	7022664.36	2596783.90
BC:7	7022543.40	2596908.40
BC:8	7022424.44	2596792.83
BC:9	7022704.11	2596604.33
BC:10	7022754.26	2596683.60
BC:11	7022776.05	2596674.21

BUILDING CORNER POINT TABLE		
POINT NO.	NORTHING	EASTING
BC:12	7022826.20	2596753.49
BC:13	7022848.32	2596744.89
BC:14	7022858.68	2596784.57
BC:15	7022302.61	2596859.37
BC:16	7022357.42	2596943.17
BC:17	7022380.65	2596935.18
BC:18	7022430.80	2597014.45
BC:19	7022454.01	2597006.46
BC:20	7022504.16	2597085.73
BC:21	7022316.03	2596614.40
BC:22	7022309.47	2596649.86

PROPERTY BOUNDARY POINTS TABLE		
POINT NO.	NORTHING	EASTING
PB:101	7022829.23	2597241.36
PB:102	7022918.13	2597150.89
PB:103	7023095.70	2596982.07
PB:104	7022915.26	2596806.78
PB:105	7022856.29	2597073.35
PB:106	7023127.61	2596951.77
PB:107	7022829.43	2596641.92
PB:108	7022307.08	2596358.77
PB:109	7022188.45	2596402.99
PB:110	7022114.95	2596329.82
PB:111	7022043.16	2596399.28
PB:112	7022085.98	2596440.82
PB:113	7021953.82	2596565.10

LINE SEGMENTS TABLE				
LINE SEGMENT	LENGTH	BEARING	START STA.	END STA.
L1	71.94 L.F.	S44° 10' 15" W	0+00.00	0+71.94
L2	225.72 L.F.	S44° 10' 15" W	0+71.94	2+97.66
L3	21.00 L.F.	S00° 49' 43" E	3+30.65	3+51.65
L4	333.12 L.F.	S44° 10' 16" W	3+84.64	7+17.75
L5	162.65 L.F.	N45° 49' 44" W	7+83.73	9+46.37
L6	142.44 L.F.	N45° 49' 44" W	9+46.37	10+88.82
L7	75.07 L.F.	N28° 27' 41" E	11+43.28	12+18.35
L8	317.70 L.F.	N44° 10' 16" E	12+29.86	15+47.56
L9	201.12 L.F.	N44° 10' 16" E	15+47.56	17+48.68
L10	56.75 L.F.	S45° 49' 44" E	18+14.66	18+71.41
L11	42.00 L.F.	S45° 49' 44" E	0+00.00	0+42.00
L12	42.00 L.F.	N45° 49' 44" W	0+00.00	0+42.00
L13	373.74 L.F.	N45° 49' 44" W	0+00.00	3+73.74

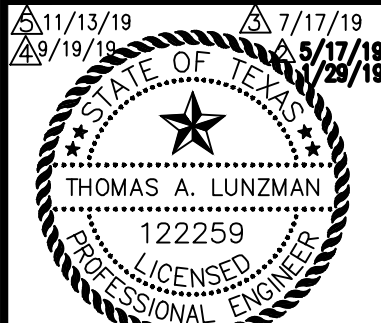
CURVE SEGMENT TABLE					
CURVE SEGMENT	RADIUS	LENGTH	CHORD BEARING	START STA.	END STA.
C1	42.00 L.F.	32.986	S21° 40' 16" W	2+97.66	3+30.65
C2	42.00 L.F.	32.986	S21° 40' 16" W	3+51.65	3+84.64
C3	42.00 L.F.	65.974	S89° 10' 16" W	7+17.75	7+83.73
C4	42.00 L.F.	54.458	N08° 41' 01" W	10+88.82	11+43.28
C5	42.00 L.F.	11.516	N36° 18' 58" E	12+18.35	12+29.86
C6	42.00 L.F.	65.973	N89° 10' 16" E	17+48.68	18+14.66

NOTE: ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

NOTES:

1. ALL SITE SIGNAGE SHALL CONFORM TO CITY OF ROCKWALL CODES.
2. REFER TO THE LANDSCAPE PLANS FOR DETAILS OF PROPOSED LANDSCAPING, SIGNAGE AND AMENITIES FOR THIS PROJECT.
3. FOR SPECIFIC BUILDING SIZES SEE ARCHITECTURAL PLANS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND PROJECT ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH BUILDINGS.
4. ALL BUILDING CORNERS ARE TO THE OUTSIDE BRICK LEDGE.
5. ALL FIRE LANE INNER RADI TO BE 30' TO THE FACE OF THE CURB MINIMUM.
6. ALL PARKING ADJACENT TO THE BUILDING MUST BE MINIMUM OF 20' IN DEPTH.
7. ANY & ALL DETAILS NOT PROVIDED WITH THESE CONSTRUCTION DRAWINGS, SHALL COME FROM CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION & NCTCOG PUBLIC WORKS CONSTRUCTION STANDARDS FOURTH EDITION.

NO.	REVISIONS	DATE	BY	CHK
1	UPDATE WATERLINE LAYOUT	02/21/19	TAL	TAL
2	MINOR HUD/OWNER COMMENTS	05/17/19	TAL	TAL
3	REV. TO SW & CRYO(STRM) PER INDSCOPE	07/17/19	KIM	TAL
4	REV. EX. STRM TIE-IN EL. & SD 'A' (PBL)	09/19/19	KIM	TAL
5	REV. COURTYARD DRAINS, BACKFLOW, SS SERVICE, GARAGE FOOTPRINTS	11/13/19	KIM	TAL
6	REV. GARAGE LOCATIONS EAST SIDE	12/06/19	NRW	TAL



JOB NUMBER: 56230
 DESIGNED BY: TAL
 DRAWN BY: NRM/TAL
 APPROVED BY: TAL
 CHECKED BY: JTR
 DATE: 01/29/2019
 SCALE: 1" = 40'
 SHEET NUMBER: C.05 OF 23

DIMENSION CONTROL & PAVING PLAN

ALDERS AT ROCKWALL SENIOR INDEPENDENT LIVING COMMUNITY

BENCHMARK
 CITY: RBL
 SITE BENCH: CROSS CUT ON TOP OF CURB AT THE NORTHEAST CORNER OF THE DISTRICT BUILDING, 95' SOUTH-WESTERLY FROM THE CENTER OF DISTRICT BUILDING & 340' SOUTH-EASTERLY FROM THE CENTER OF DISTRICT BUILDING.
 N: 702300.873 E: 2598908.421 ELEV. = 983.32
 FROM THE CENTER OF TOWNSHIP RD. 140 & 800 DRIVE.
 SITE BENCH TWO: CROSS CUT IN SIDEWALK, 41' SOUTH-WESTERLY FROM THE CENTER OF TOWNSHIP RD. 140 & 800 DRIVE.
 N: 702244.440 E: 2597331.260 ELEV. = 985.72

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